
Nebraska Historic Buildings Survey Nuckolls County

Prepared for:

Nebraska State Historical Society



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The Nebraska State Historical Society (NSHS) contracted with Mead & Hunt, Inc., to conduct a Nebraska Historic Buildings Survey (NeHBS) of Nuckolls County. The survey was conducted in the fall of 2002 to document properties that possess historic or architectural significance. This survey builds upon previous documentation efforts, including a statewide survey of aviation resources, a statewide historic bridge survey, and National Register of Historic Places (National Register) listings.

Historic bridge and aviation resources and National Register properties, including one historic district, were reevaluated as part of this project. In addition, 219 properties were newly identified and documented. A total of 269 properties were evaluated for the 2002 NeHBS survey of Nuckolls County. Surveyed properties were evaluated for their potential to be eligible for the National Register. Twenty-three individual properties in Nuckolls County are recommended as potentially eligible for the National Register.

Within the report, when a surveyed building is mentioned, its NeHBS site number follows its reference in the text (NU13-001, for example). These site numbers begin with an abbreviation of the county, NU for Nuckolls, and a two-digit number referring to its location within the county. Each community has a number, for example Superior is "13" and rural sites are numbered "00." The last three numbers refer to the specific building or structure within the NeHBS inventory.

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Chapter 1

Historic Overview

The Landscape and Environment of South-Central Nebraska

The landscape of south central Nebraska is characterized by a series of rolling plains and prairies. Both the Republican and the Little Blue Rivers flow southeast through the region, creating a series of irregularly shaped plains and low lying areas of drainage. The land in this region is well suited for livestock and agriculture, including corn, wheat, milo, alfalfa, and soybeans.¹

Agricultural enterprise in south-central Nebraska was greatly fueled by the expansion of the railroad industry in the late 1800s. The increase in population and the organization and establishment of settlements within the region was also stimulated by railroad development. As new lines began to move westward, population soon followed, with many settlers being lured by the prospect of cheap land and agricultural and industrial opportunities.²

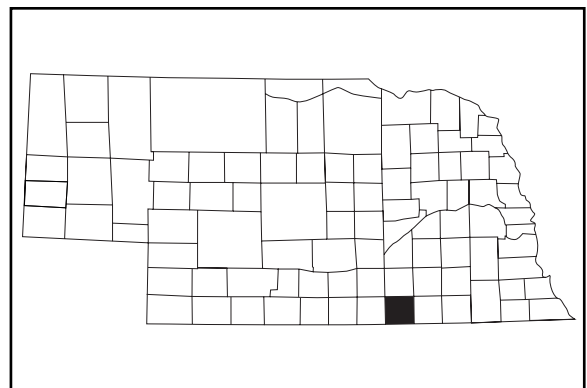


Figure 1. Nuckolls County Map

Nuckolls County

Nuckolls County is located in south-central Nebraska, and shares its southern boundary with the state of Kansas. It is bordered to the west by Webster County, to the north by Clay County, and to the east by Thayer County. The county is located approxi-

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mately 115 miles southwest of Lincoln, Nebraska. Nuckolls County occupies 576 square-miles, with 367,534 acres. The Little Blue River flows through the northeastern corner of the county and the Republican River cuts a course through the southwestern portion of the county.³

The area including present-day Nuckolls County was first opened for settlement by the passage of the Kansas-Nebraska Act in 1854. Early activities in the area prior to settlement are most closely associated with the “Great Trail” period of the 1840s, in which thousands of settlers traversed the Nebraska prairie en route to Oregon, California, and other western states. The most notable of these trails was the Oregon Trail, which entered Nuckolls County just east of present-day Oak, and roughly followed the path of the Little Blue River to the northwest.⁴

On January 13, 1860, the Sixth Territorial Assembly authorized and defined the present-day boundaries of Nuckolls County. The county was named after Stephen F. Nuckolls, a successful businessman from Nebraska City in Otoe County, and a member of the Assembly. Among the first recorded settler in Nuckolls County was E.S. Comstock, who came to the area near present-day Oak in 1858. In 1858 the Overland Stage Line was established to California. While many stops were established along this route, the primary station in Nuckolls County was located at Oak Grove, just a few miles east of present-day Oak. The Pony Express was later operated along the route from 1860-61.⁵

Despite the early transit routes, Nuckolls County was frontier territory, and settlement progressed very slowly at first. The western frontier was marked by repeated confrontations, and areas near present-day Oak were the sites of conflicts between settlers and Native Americans. News of these incidents helped to drastically thwart early settlement in the area.⁶

The greatest social and economic growth in Nuckolls County occurred during the era of railroad expansion, which started in the 1870s and thrived until the early twentieth century. As a result of the railroad, population boomed in Nuckolls County. In 1872, Nuckolls County citizens voted Nelson as the official county seat. To further promote westward expansion, railroads were often granted large tracts of land in Nebraska, and subsidiaries of these railroads such as the Lincoln Land Company platted

towns at various stops along the route. Typically, these towns would contain a water tank, grain elevator, and temporary housing for the railroad workers. Towns began to grow after businesses and farmers were attracted to the railroad stop, developing downtown commercial areas. Rural farmers were connected to the eastern markets by the railroad lines. Passenger and freight lines rolled through towns daily, and local populations and economies thrived as a result. From 1880-90 the population of Nuckolls County increased from 4,235 to 11,417, and the population continued to increase until it peaked at 13,236 in 1920.⁷



Hardware store in Nelson, c.1880, nonextant (Nebraska State Historical Society Photograph Collections)

The development of railroads and agriculture played a large part in helping Nuckolls County to grow and prosper. Nevertheless, several factors over the years have affected the economy and the population in Nuckolls County. Like much of the state, the agriculture and businesses have suffered through severe drought, depressions, and farm consolidation leading to larger farm operations and less individual family farms. In addition, the automobile has allowed for increased mobility and many smaller local businesses in Nuckolls County have closed as people travel to larger communities for goods and services. According to the 2000 census, the population of Nuckolls County stood at 5,057.⁸ The loss of population in Nuckolls County can be attributed to the nationwide trend of individuals leaving rural America for increased opportunities in larger population centers.

Community Development

Angus

Angus was founded along the Nebraska and Colorado Railroad line (later the Chicago, Burlington and Quincy Railroad) and formally platted in May of 1886 by the Lincoln Land Company. It was named after J.B. Angus, a former official of the Nebraska and Colorado Railroad. By 1890 the town already contained two general stores, a railroad depot, post office, blacksmith shop, church, and schoolhouse. The population of Sherman precinct, of which Angus is a part, rose from 493 in 1880, to 672 in 1889.⁹

Locally, Angus is perhaps best known historically for manufacturing automobiles. Operating from 1907-09, the Angus Automobile Company produced the Fuller Automobile. The company was funded by a group of Nuckolls County businessmen, of whom Charles Fuller was in charge. Forty employees were employed in Angus to assemble the cars. Upholstery was genuine leather, and the cars were given upwards of eighteen coats of paint before they left the factory floor. In the first year of production, the Fuller Automobile sold for \$2,500 but was reduced to \$2,000 by the second year. At this same time a Ford Model T was selling for about \$950.¹⁰ Ultimately, transportation costs of materials caused the venture to be short-lived.¹¹

A bank was founded in Angus c.1910 and operated until the stock market crash of 1929. Development of Angus faltered during and after the Depression and severe drought of the 1930s. Passenger trains have long since ceased, and the automobile allows access to larger commercial markets. As a result, little commercial business remains in Angus today.¹²

Bostwick

The town of Bostwick was established in 1880-81 when the Chicago, Burlington, and Quincy Railroad (later the Burlington Northern Railroad) extended its line east from Red Cloud, located in neighboring Webster County. At that time the railroad company constructed a depot, stockyards, grain elevator, and section house. The town was laid out about eight miles west of Superior by the Lincoln Land Company in 1885, and consisted of twelve square blocks. Bostwick is thought to have been named after the conductor of the first train to pass through the town. The first business was established in 1886 with the Day & Frees Lumberyard Company. Later that year, both a hardware store and a general store were

opened. By 1890 Bostwick claimed a population of 150 residents and boasted three general stores, a drug store, a combination hardware store and blacksmith shop, post office, lumberyard, hotel, livery barn, and local grain and feed companies.¹³

An early schoolhouse in Bostwick also served the congregation of the Methodist Episcopal Church. The Presbyterian Church and the Methodist Church both constructed places of worship around the turn of the century. In 1910 a two-story brick school housing ten grades was built atop a hill on the east edge of town. In following years, Bostwick grew to include two garages, a doctor's office, cheese factory, harness shop, barbershop, bank, and dance hall. Like many other small rural towns, Bostwick gradually diminished its population. The school is no longer in operation, and the businesses and churches have all closed. Today only a small number of people continue to live in Bostwick.¹⁴

Cadams

The Cadams townsite developed as a stop along the Chicago and Northwestern Railroad and was platted in 1890. The town was named after Captain Clare Adams, a captain in the Army, prominent citizen, and banker from Superior. There was already a town in Nebraska named Adams, so his first initial was simply added to his last name to create Cadams. The town grew rather quickly after 1890, reaching its peak population around 1910. At that time Cadams contained many thriving businesses, including a successful grain elevator, bank, general store, blacksmith shop, lumberyard, creamery, doctor's office, hotel, and restaurant. A ten-grade schoolhouse and Methodist and Presbyterian churches also stood in Cadams during the early 1900s. With the crash of 1929 and the ensuing Depression, the bank failed, and many businesses followed suit. Today the churches are no longer standing and the school is closed. However, the grain elevator has remained and continues to do good business over a large area. Only a few families remain in Cadams.¹⁵

Hardy

The town of Hardy was surveyed in the spring of 1880 by the Lincoln Land Company. It became a station along the Burlington and Missouri River Railroad (later the Chicago, Burlington, and Quincy Railroad) and was named for one of its officials. The first issue of the Hardy Herald was printed in August

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of 1880, at which time town services included three contractors, two real estate agents, two doctors, two blacksmiths, and a lawyer. Other businesses included two general stores, a hotel, drugstore, hardware store, livery stable, and meat market.¹⁶

By the early 1900s two banks, brick kilns, a high school, glove factory, cigar shop, greenhouse, and zoo had been established. Shortly thereafter, two churches were built, and still more businesses were established in Hardy. Hardy numbered nearly five-hundred people in 1910. The town continued to experience growth and prosperity throughout the 1920s, but began to decline after severe drought and the great Republican River flood of 1935. Though Hardy has felt the effects of tough times, it still maintains a number of small businesses, a post office (NU04-009), Lutheran church (NU04-002), community hall, and farmers' coop. The 2000 census listed the population of Hardy at 179.¹⁷

Lawrence

A small settlement has existed at Lawrence since 1881, but the town was not surveyed until 1886 when the Nebraska and Colorado Railroad (later the Chicago, Burlington, and Quincy) came through. The railroad company constructed a depot, and the Lincoln Land Company sold surrounding lots in hopes that a town would quickly spring up. However, the sale of these lots was very slow in the first few years. The population of Lawrence stood near two-hundred in 1887, with businesses that included three general stores, two grain elevators, two hardware stores, two doctors' offices, a bank, lumberyard, drug store, blacksmith shop, stockyards, and meat market. The Lawrence Locomotive, the town newspaper, was first published in the same year. A second railroad line, the Missouri Pacific, also offered service through Lawrence in 1888.¹⁸

Historically, Methodist and Baptist churches existed in Lawrence during the late 1800s. In 1893 land was purchased and the Sacred Heart Catholic Church was built. Lawrence High School was completed in 1915 (NU05-012), and the Sacred Heart Grade School was opened in 1917 (NU05-009). The current Sacred Heart Church was constructed in 1924 (NU05-008). The population of Lawrence peaked in 1930 at 530. Lawrence continued a formidable business market until the early 1930s, when the town was faced with economic and climatic hardships. However,

Lawrence continued to make improvements in utilities, roads, schools, and churches. Today the high school functions as a grade school for both Lawrence and Nelson, and Nelson houses the high school for both towns. According to the 2000 census, the population of Lawrence was 312.¹⁹



Methodist Episcopal Church in Lawrence, September 1909, nonextant (Nebraska State Historical Society Photograph Collections)

Mt. Clare

The future town of Mt. Clare was initially established by Theodore Moelle in 1877. Moelle started a post office and general store and named the site Arnsberg after a city in Germany. In 1879 Moelle was appointed to the position of deputy county clerk in Nelson and the post office was moved two miles east. Before the railroad came, this location served as little more than a center for mail distribution. In 1887 the Missouri Pacific Railroad extended its line through Arnsberg. Clare E. Adams, representing the Superior Cattle Company, acquired and divided the surrounding land into lots. The town was renamed Mt. Clare as a result of its being located on higher ground than the surrounding plain, and after Clare Adams. In the first few years of existence, about three-hundred lots were sold in Mt. Clare.²⁰

From 1900 until the close of World War I, Mt. Clare grew to a population of about three-hundred. The small town served as a center for trade, with businesses that included three general stores, two churches, two elevators, two blacksmith shops, a hardware store, lumberyard, drug store, hotel, bank, garage, ten-grade high school, and an elementary school. Due to competition from larger towns and the increased use of the automobile, businesses and residents slowly began to leave Mt. Clare. The railroad tracks and a grain elevator (NU06-001) are now the only physical remnants of the town.²¹

Nelson

In October of 1872 the citizens of Nuckolls County designated Nelson as the county seat of government and named it in honor of Horatio Nelson Wheeler of Peoria, Illinois, who owned much of the land in Nelson. Nelson served well as the county seat in part because of its central location in the county.

Nelson was officially surveyed in 1873 by A. R. Buttolph, a surveyor hired by Wheeler. Early county business was conducted in the home of D.W. Montgomery, who lived near Oak, until a courthouse was built in Nelson in 1873. The building, which was not to exceed a cost of \$2,500, also functioned as a church for the four denominations in town. Additional buildings constructed by 1873 were a hotel, commercial building, and two or three homes. Before the railroad passed through Nelson, residents had to travel to Edgar to acquire goods and services.²²

The first one-room grade school in Nelson was completed in 1875, and began a five-month term with twenty-seven students, but was destroyed by fire in 1877. A county newspaper with its office located in Nelson, the Nuckolls County Inter-Ocean, was first published in 1875. The Nuckolls County Herald was established in 1877, and continued to circulate for seventy-eight years. The current newspaper, the Nelson Gazette, has been in print since 1888. The First Christian Church was constructed in Nelson in 1879. In 1883 Nelson included 250 people that resided in forty-five blocks. The Burlington line made its way through Nelson in 1886, and a second line was completed the following year. As was the case with other towns in the area, the introduction of the railroad spurred a prosperous period of growth in Nelson.²³

In 1888 a devastating fire engulfed Main Street, destroying much of the business district. In response to the disaster, the local government decreed that only fireproof materials were to be used in any new building projects within the city limits, prompting the construction of brick commercial buildings in the following years. In 1890 Nelson was home to over forty businesses, five churches, and an eleven-grade school. As the county continued to grow, residents voted in 1890 to erect a new \$35,000 courthouse (NU07-240). The building continues to function as the county courthouse.²⁴

Nelson grew and prospered, reaching a population of nearly 1,500 in the early 1900s. In 1923 a new high school was built (NU07-011), which now serves as an elementary school. Through wars, drought, and depressions, the citizens of Nelson have prided themselves on their civic accomplishments. Over the years, the action of the community has led to the construction of a new high school, golf course, an elevated walkway to the cemetery, swimming pool, auditorium, improved water and sewage utilities, paving projects, senior citizens' homes, churches, county fairgrounds, and more. The 2000 census lists the population of Nelson at 587.²⁵



Corner of Main and East Fourth Streets in Nelson, c.1907 (Nebraska State Historical Society Photograph Collections)

Nora

The beginnings of the community of Nora centered on a post office established in 1878 at the Whiting farm, just south of the present location. In 1881 Sunday school was held in a dugout near the Whiting farm, and the first church was constructed the following year.²⁶

The Rock Island line was established through Nora in 1887 and a depot was constructed. The town was platted by C.F. Wilson and Jacob Ritterbush in May of the same year. In 1888 the Fremont, Elkhorn & Missouri Valley Railroad (later the Chicago and North Western Railroad) came through Nora, and additional land was platted known as South Nora. As the town grew, the post office was moved to Nora from the Whiting farm and also served as the first store, selling groceries and medical supplies. Shortly thereafter, a grain elevator, blacksmith shop, livery stable, mercantile store, hotel, and number of houses were established. However, a fire in 1895 destroyed nearly all of the businesses in town.²⁷

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Schoolhouse in Nora, NU08-001

Nora School District 88 was organized in 1898, and residents constructed a school housing eight grades, which was replaced in 1911 when local districts merged. The clapboard schoolhouse still stands today (NU08-001). A bank was built in 1925, but it was forced to close in 1935 due to the Depression. At its height, prior to the Depression, Nora had a population of almost three-hundred. In 1938 the Rock Island Railroad discontinued its service through Nora, and the tracks were removed. Since then, Nora has had limited rail service.²⁸

In more recent times, Nora has been known for its annual rodeo, which began in 1967 in celebration of the Nebraska Centennial. A dirt track named “Nora Raceways” was added in 1970. Since its inception, the event has attracted fans from miles around. The small school, the Farmers’ Union Co-op, and a few residences remain today. The Methodist Church was rebuilt in 1945 (NU08-002) after it was struck by lightning and damaged by fire in 1943. The 2000 census listed the population of Nora at twenty.²⁹

Oak

The town of Oak is historically associated with an older settlement to the south of its present location, called Oak Grove. Oak Grove served as a station along the route of the Oregon Trail, Overland Stage Line, and later the Pony Express. A limited number of settlers populated the area around Oak Grove during the 1860s, and attempts to encourage settlement were hindered by conflicts with Native Americans in 1864. Around 1884 a mill was operating on a bluff next to the Little Blue River, and a store, church, post office, and four homes were built next to the mill. The Fremont, Elkhorn & Missouri Valley Railroad (later the Chicago and North

Western) extended its line through the area in 1888, and a depot, section house, and stockyards were constructed. The name Oak was given to the new station, and the church and store were moved there from nearby Oak Grove. Land was donated by Mr. George D. Follmer, and the town was subsequently laid out by the Pioneer Townsite Company.³⁰



Oregon Trail marker near Oak, NU00-061

The Oregon Trail

Stretching for 2,170 miles between Independence, Missouri, and Oregon City, Oregon, the Oregon Trail facilitated the westward migration of over 300,000 emigrants. The first major wagon train to traverse the trail was in 1841, and this migration continued for more than twenty years. Today, the trail ruts can still be seen along the historic path, which passed through parts of Missouri, Kansas, Nebraska, Wyoming, Idaho, and Oregon. The Oregon Trail entered Nuckolls County about four miles southeast of present-day Oak and followed a northwesterly path along the Little Blue River. In 1912 the state of Nebraska began designating points along the trail with gray granite markers, many of which can be seen today.

—Adapted from National Park Service, “Oregon National Historic Trail,” 27 January 2003, <<http://www.nps.gov/oreg/>> (20 March 2003); and V.R. Wilcox, “A History of Nuckolls County, Nebraska” (Master of Arts, Colorado State College of Education, 1935), 19.

Oak continued to develop during the late 1800s when a school was constructed along the Little Blue River, and four church congregations and over twenty businesses were located in town. In 1897 the population was 230. The bank in Oak was organized in 1898 (present bank, NU09-003) by Ben F. Scroggins, who served as its president until his death in 1940. As a result of commercial growth, many businesses sprang up along Main Street in the first twenty years of the twentieth century. The Oak Mill (nonextant) was also very prosperous during these years and began producing hydroelectric power in 1915. A new Works Progress Administration (WPA) school was built in 1935 (NU09-001).³¹

Its association with the Oregon Trail gives Oak a unique connection with the westward migration of our country. The economy of Oak continues to be primarily agricultural, though its population has decreased over the years. The population of Oak according to the 2000 census was sixty.³²

Ruskin

The area near Ruskin was settled by Danish settlers in 1869. The first school district to serve the area was organized in 1872, and classes were held in a dugout near the home of Jeppe Jeppesen. This original school was replaced by a stone schoolhouse in 1874 and a frame building after 1882. Postal service began in 1875 at a small trading post called Henrietta, which included a general store and a blacksmith shop.³³

Ruskin was founded in 1887 when the Chicago, Kansas, and Nebraska Railroad (later the Rock Island) extended its line north of Henrietta. Construction of a depot was completed in the same year. The town was platted by the Kansas Town and Land Company, and named Ruskin after the English author and art critic John Ruskin. Early buildings in Ruskin included a grain elevator, livery stable, grocery and general store, blacksmith shop, bank, hotel, and creamery. The Presbyterian congregation was the first to build a church in Ruskin in the year 1889 (NU10-004). In 1905 churches were built by the Lutheran, Church of Christ, and Methodist congregations.³⁴

Ruskin grew in size from 1900-20, peaking at 360, though fires in 1916 and 1918 destroyed much of Main Street. A ten-grade brick high school was constructed in 1917 (NU10-009). After the

Depression, agricultural prosperity returned to the area during the 1940s and 50s. In 2000 Ruskin reported a population of 195.³⁵

St. Stephens

St. Stephens was a small town located in northwestern Nuckolls County. It was originally named Beachamville after James and William Beacham, who settled in the county in 1870. In 1875 a post office and St. Stephens congregation were both established. The first church consisted of a log cabin built in 1876. By 1882 the name Beachamville was changed to St. Stephens. Also in 1882 St. Stephens Church claimed a membership of seventy-five families, and thirty pupils attended its school. By the 1880s St. Stephens included three general stores, a drug store, and blacksmith shop. When the railroad bypassed the town in 1886, the population dwindled. Residents began to move to neighboring Lawrence, and the post office closed its doors in 1887. All that remains of St. Stephens today is the church complex (NU00-002), a cemetery (NU00-001), and a few residences.³⁶



St. Stephens Church near Lawrence, NU00-002

Sedan

The community of Sedan is located in the northeast corner of Nuckolls County. It was founded in 1871 as a stop along the St. Joseph and Grand Island Railroad. A post office was founded in the community in 1900 with the name of Coy. The original idea was to name the town and post office Sedan, but there was already a Sedan in northeastern Nebraska. When the other post office closed in 1906, the post office changed its name to Sedan and remained in service until 1953. A grain elevator and blacksmith shop were also established during the early days of Sedan. These facilities, along with the post office and store, served rural residents in the

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area and those living in the few houses scattered around Sedan. While Sedan has remained a small community, its population peaked at 35 in 1950.³⁷

Superior

Early settlers William Loudon and Louis Crabil established homesteads near present-day Superior after filing their claims in nearby Beatrice, Nebraska, in 1871. The first dwelling was a small dugout located on Loudon's property. In addition to being his family's home, the dugout also served as the first post office, named Riverton. Shortly afterwards, Loudon and Crabil decided on the name Superior for the new town. Local history states the men chose the name due to the superior quality of land in the area. During the 1870s Superior grew as residents constructed homes, a post office, general store, hotel, hardware and grocery store, sewing machine business, post office, real estate and collection office, drug store, livery and feed stable, hardware store, and lumberyard. The population in 1878 was approximately 150.³⁸



Commercial block in Superior including the Union Hotel, NU13-022

The Burlington and Missouri River Railroad (later the Chicago, Burlington, and Quincy Railroad) reached Superior in 1880, and the following year the population reached 458. By 1890 Superior had five railroads passing through the community, making the town an ideal market for business and agricultural enterprise in the area and increasing the population to 1,614. This was the greatest single period of growth in the town's history. Beginning in the late 1800s commercial buildings began to be constructed of brick, including the Union Hotel (NU13-022) in 1880. Many of the brick and masonry buildings built after 1880 are still standing today and

comprise the Superior Downtown Historic District (listed in the National Register in 1994).³⁹

By the turn of the century, Superior was known throughout the region as a cattle-trading center. Clare E. Adams had started the Superior Cattle Company in 1895, and it soon became one of the largest cattle trade firms in the region. Additional industries included several brickyards, grain and feed elevators, a plow factory, cigar factory, candy factory, bottling works, creamery, monument works, and an ice plant. In the early 1900s the Ideal Cement plant in Superior operated three kilns and until 1929 it was the only cement plant in the state. In addition to these businesses, the railroads also provided employment for many people in town.⁴⁰



Carnegie Library in Superior, c.1907, NU13-735, listed in the National Register, Superior Downtown Historic District (Nebraska State Historical Society Photograph Collections)

In the decades to follow, many notable buildings were constructed in Superior, including a Carnegie Library in 1907 (NU13-735), the Brodstone Memorial Hospital in 1928, the Nebraskan Hotel in 1929 (NU13-703), a post office in 1935 (NU13-003), and an auditorium in 1937 (NU13-734). Superior is also home to several churches, organizations, and institutions. Numerous public improvement projects were completed in the 1940s, 50s, and 60s, and the community continues today with efforts to retain the history and resources of Superior. According to the 2000 census, the population of Superior was 2,055.⁴¹

Notes

¹ V. R. Wilcox, "A History of Nuckolls County, Nebraska" (Master's Thesis, Colorado State College of Education, 1935), 13, 34; "From 'Hoppers to 'Copters" (N.p., N.d.), 3; Nuckolls County Centennial, *The Wonderful Years: A History of Nuckolls County, Nebraska, 1871-1971* (Superior, Nebr.: The Superior Express, 1971), 8.

² V. R. Wilcox, "A History of Nuckolls County, Nebraska," 13, 34; "From 'Hoppers to 'Copters," 3; Nuckolls County Centennial, *The Wonderful Years: A History of Nuckolls County, Nebraska, 1871-1971*, 8; Nebraska State Historical Society, "Nebraska Planning and Development Region Thirteen: A History and Historic Sites Survey of Adams, Clay, Nuckolls, and Webster Counties" (N.p., Lincoln, Nebr., 1970), 1-3.

³ V. R. Wilcox, "A History of Nuckolls County, Nebraska," 35; "From 'Hoppers to 'Copters," 3; Nuckolls County Centennial, *The Wonderful Years: A History of Nuckolls County, Nebraska, 1871-1971*, 8.

⁴ V. R. Wilcox, "A History of Nuckolls County, Nebraska," 15, 19; "From 'Hoppers to 'Copters," 4, 6; Nebraska State Historical Society, "Nebraska Planning and Development Region Thirteen: A History and Historic Sites Survey of Adams, Clay, Nuckolls, and Webster Counties," 1.

⁵ V. R. Wilcox, "A History of Nuckolls County, Nebraska," 17; "From 'Hoppers to 'Copters," 4, 6; Nebraska State Historical Society, "Nebraska Planning and Development Region Thirteen: A History and Historic Sites Survey of Adams, Clay, Nuckolls, and Webster Counties," 1.

⁶ V. R. Wilcox, "A History of Nuckolls County, Nebraska," 13, 16, 32; "From 'Hoppers to 'Copters," 6; Nebraska State Historical Society, "Nebraska Planning and Development Region Thirteen: A History and Historic Sites Survey of Adams, Clay, Nuckolls, and Webster Counties," 1.

⁷ V. R. Wilcox, "A History of Nuckolls County, Nebraska," 13; Nuckolls County Centennial, *The Wonderful Years: A History of Nuckolls County, Nebraska, 1871-1971*, 66-69; Nebraska State Historical Society, "Nebraska Planning and Development Region Thirteen: A History and Historic Sites

Survey of Adams, Clay, Nuckolls, and Webster Counties," 1-3.

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Chapter 2

Survey Results

Research Design

Objectives

The Nebraska State Historical Society (NSHS) retained Mead & Hunt to identify and document significant historic, architectural, and landscape resources within Nuckolls County. Architectural historians from Mead & Hunt conducted a Nebraska Historic Buildings Survey (NeHBS) in the fall of 2002. This survey built upon two previous statewide resource studies. A statewide historic bridge survey was completed in 1991 and documented four bridges in Nuckolls County. Aviation resources of the Superior Municipal Airport were documented as part of the statewide NeHBS General Aviation Development in Nebraska Phase II survey completed in 2001.

The 2002 NeHBS survey of Nuckolls County verified the location and evaluated the current status of National Register properties and historic bridge and aviation resources included in previous thematic surveys. The survey also identified new resources that qualify for inclusion in the NeHBS. The Mead & Hunt survey team examined the integrity and significance of each newly identified resource and its potential eligibility for listing in the National

Register of Historic Places (National Register). The survey team also reviewed resources collectively to determine their potential to contribute to a National Register Historic District. For more information on the NeHBS refer to Chapter 4. Preservation in Nebraska.

Methodology

Survey Area

The survey area consisted of buildings, structures, sites, and objects within Nuckolls County that are visible from the public right-of-way.

Background Research

Before beginning fieldwork, architectural historians from Mead & Hunt investigated published information about the history, culture, and settlement of Nuckolls County and its communities at the following repositories: Nebraska State Historical Society Library/Archives, Nuckolls County Historical Society, and the Superior Public Library.

Mead & Hunt collected information on previously documented historic bridge and aviation resources,

Chapter 2. Survey Results

and National Register-listed properties at the Nebraska State Historic Preservation Office (NeSHPO). NeSHPO staff and the Mead & Hunt survey team participated in a public meeting held in the fall of 2002 to provide local residents with information about the survey. NeSHPO and Mead & Hunt staff encouraged residents to share information about local history, sites that may gain significance from their association with an historic event or important person and sites that are not visible from the public right-of-way.

Field Survey

During the field survey, architectural historians from Mead & Hunt drove all known public roads and streets to identify properties with historic and architectural significance. Properties that are included in the survey met the evaluation considerations outlined in the NeHBS Manual (February 9, 2002). Generally, the NeHBS uses the National Park Service guidelines, which state that a property must:

- Be at least fifty years old — Following NeHBS guidelines, Mead & Hunt included properties that fell a few years outside the fifty-year mark if they were significant or unusual property types.
- Be in its original location — Generally, historical associations are absent when a property is moved from its original location.
- Retain its physical integrity — For a property to retain physical integrity, its present appearance must closely resemble its original appearance. Common alterations to buildings include the replacement of original features with modern ones (such as new windows or porches), the construction of additions, and the installation of modern siding materials. Historic siding materials include asphalt shingles and sheet rolls, and asbestos shingles that have been applied during the historic period of the property or more than fifty years ago. Generally, asphalt siding was used prior to World War II and asbestos siding was popularized after World War II. For further discussion of historic siding materials, see Glossary of Architectural Styles and Survey Terms. Properties that display too many physical changes were excluded from the survey. Because urban residences are the most common resource within building surveys, evaluation of houses followed a strict integrity standard.

Generally, the survey team evaluated farmsteads and complexes of agricultural buildings and structures as a whole. If the primary building(s) of the farmstead or complex did not retain integrity, the associated buildings were not included in the survey. The survey team made exceptions for outbuildings or structures that held significance collectively or individually, even if the residence, main barn, or other outbuildings did not retain sufficient integrity to qualify the collection of buildings for inclusion in the survey. The survey included abandoned properties that pre-date 1900, represent a rare or unusual property type, or exhibited regional construction methods or use of materials such as sod, stone, or log.

Mead & Hunt evaluated commercial buildings individually and as potential contributing components of a commercial historic district. In accordance with NeHBS guidelines an altered first-floor storefront alone did not eliminate a building from the survey. The NeHBS acknowledges that the first-floor storefronts of commercial buildings are often modernized. If a commercial building retained historic wall surfaces, cornices, and second-level window openings, it was generally included in the survey.

Mead & Hunt personnel documented properties according to the NeHBS manual's procedures and requirements. Architectural historians from Mead & Hunt recorded information gathered in the field into the NeHBS database. Photographic documentation included two black-and-white photographs for each newly surveyed property, and color and digital pictures of potentially eligible properties and representative properties. During the evaluation, the survey team related properties to historic contexts and property types developed by the NeSHPO and outlined in the NeHBS manual. Property locations were recorded on an U.S. Geological Survey, county road, and/or city map and in the database. All surveyed properties were evaluated for potential eligibility according to the National Register criteria listed below.

Limitations and biases of the survey included a review of only those properties and resources identifiable from the public right-of-way and not obscured by foliage or other obstructions. Nuckolls County included a number of agricultural properties that are setback from the public right-of-way and the survey

team attempted to view and assess these properties. However, in certain cases the survey team was unable to evaluate a property from the public right-of-way, which precluded it from inclusion in the survey.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify as eligible for the National Register, properties generally must be at least fifty years old and possess historic significance and physical integrity.

To be listed in the National Register, a property's significance must be demonstrated by one or more of the following criteria established by the National Park Service:

- Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- Criterion B – Association with the lives of persons significant in our past.
- Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D – Holds the potential to provide important information about prehistory or history.

Generally, cemeteries, birthplaces, grave sites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last fifty years are considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.

- Moved properties that are significant for architectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's public life.

- Cemeteries that derive primary significance from graves of person's of transcendent importance, from age, or distinctive design features.

- Reconstructed buildings when built in a suitable environment.

- Commemorative properties with significant design, age, tradition, or symbolic value.

- Properties less than fifty years old that are of exceptional importance.

Important in determining the eligibility of a property is integrity. Integrity is defined as the ability of a property to convey its significance. A property's integrity must be evident through historic qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms define the seven elements of integrity. For more information on the National Register refer to Chapter 4. Preservation in Nebraska.

This report highlights the results of the survey conducted in the fall of 2002 including recommendations for potential National Register eligibility. Products submitted to the NSHS include the survey report, black-and-white photograph contact sheets, negatives, color slides and digital images, maps, an electronic database of the surveyed properties, and research files.

Chapter 2. Survey Results

Survey Results

The 2002 NeHBS of Nuckolls County evaluated 269 properties, including previously documented historic bridge and aviation resources, individual properties, and one historic district listed in the National Register. Mead & Hunt did not resurvey three bridges and one National Register-listed property that were nonextant. In total, the survey team documented 265 properties, including 219 newly surveyed properties, meeting NeHBS guidelines (see Table 1. Numerical Summary of 2002 Reconnaissance Survey Results).

Illustrated Discussion of Significant Historic Contexts

The survey team identified properties that relate to historic contexts outlined by the NeSHPO in the NeHBS Manual. Each historic context contains distinct property types and outlines the history of a particular theme as it relates to the state of Nebraska. This survey identified nine significant historic contexts. The following discussion presents each of the historic contexts through an illustration of related properties identified in the reconnaissance survey. A list of potentially eligible properties associated with historic contexts can be found in Chapter 3. Recommendations.

Agriculture

The agriculture context addresses property types related to food production including crops and livestock. Within Nuckolls County, the survey results primarily identified farmsteads associated with this theme. Farmsteads typically contained a main house flanked by barns and smaller outbuildings, grain bins, machine sheds, garages, chicken coops, and windmills. With the introduction of modern farming practices and irrigation systems during the second half of the twentieth century, modern outbuildings and utility buildings, often constructed of metal, were commonly added to agricultural complexes.

Farmsteads in Nuckolls County, in some cases, were located a considerable distance from the public right-of-way, which may have precluded evaluation of these resources. Properties that were not evaluated are not included in the survey.



Farmstead in rural Nuckolls County, NU00-044



Twin barns near Superior, NU00-019

Commerce

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types include stores providing a variety of products or services. Historic commercial buildings are often one- and two-story brick structures located in the community's central business district. Commercial buildings frequently display features of architectural styles and forms that include Italianate, Commercial Vernacular, and Neoclassical Revival.



Commercial building in Lawrence, NU05-007



McCorkle Building in Superior, NU13-733, listed in the National Register

Diversion

The theme of diversion relates to those activities designed to relax and amuse people. Examples of associated property types include auditoriums, theaters, opera houses, fairgrounds, park shelters, and stadiums.



Auditorium in Superior, NU13-734, listed in the National Register



Recreational facility in Superior, NU13-068

Education

The education context relates to the processes of teaching and learning. The reconnaissance survey identified public schools as related property types. Schools were typically one story in height and of frame or brick construction. Rural schools were simple frame buildings with gable roofs and few architectural details.



School in Lawrence, NU05-012



School near Superior, NU00-025

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Government

The historic context of government pertains to properties related to governing at the federal, state, or local level.



U.S. Post Office in Superior, NU13-003, listed in the National Register



Nuckolls County Courthouse in Nelson, NU07-041, listed in the National Register



United Methodist Church in Nora, NU08-002



Church in Ruskin, NU10-004

Religion

The historic context of religion relates to the institutionalized belief in, and practice of, faith. Related property types identified during the reconnaissance survey include churches, cemeteries, and clergy residences. The churches identified in the survey were typically of frame or brick construction and demonstrate elements of the Neo-Gothic style or were vernacular in form. Generally, religious properties are not eligible for inclusion in the National Register unless the property derives its primary significance from architectural distinction or historical importance.



Bank building in Ruskin, NU10-007

Services

The theme of services relates to properties that contain support services for an area, such as public utilities, health care, and banking.



Water tower in Ruskin, NU10-003

windows, dormers, and front porches. Together, these forms represent much of the rural housing constructed by the ranch and farming community during the late nineteenth and early twentieth centuries.

- The front gable is one of the most common forms identified in the survey and generally consists of a one and one-half story house with the roof gable on the front facade.



Front gable house in Superior, NU13-041

Settlement/Architecture

The historic context of settlement pertains to the division, acquisition, and ownership of land. Houses are the primary property type associated with settlement in the survey area and represent the largest pool of buildings surveyed. Vernacular forms with stylized architectural details generally characterize the residential properties within the survey area. For definitions of architectural styles and terms, refer to Glossary of Architectural Styles and Survey Terms.

Vernacular forms consist of functional, often simplistic, buildings or structures. Vernacular buildings do not exhibit high-style architecture in their design and are generally designed and constructed by local builders and not by trained architects.

Examples of front and side gable, gable ell, cross gable, and one-story cube houses were found throughout the survey area functioning as farmhouses and residences in communities. These houses commonly have a symmetrical fenestration pattern and have modest architectural details. Most commonly displayed details include side bay



Front gable house in Superior, NU13-025

- Gable ell houses generally consist of a one-and-one-half or two-story “gable” and a one to two-story wing. A porch is often located at the juncture of the ell.

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Gable ell house near Hardy, NU00-020



Cross gable house in Superior, NU13-045



Gable ell house in Superior, NU13-002

•Cross gable houses are usually two-story, roughly square, with an intersecting gable roof.



One-story cube in Lawrence, NU05-010



Cross gable house in Lawrence, NU05-003

Houses frequently exhibit a vernacular form with a mixture of elements borrowed from high-style architecture. Architectural styles featured in Nuckolls County include:

- Queen Anne houses. These houses date from the late nineteenth and early twentieth centuries and display frame construction with irregular form. Details including decorative shingle work, porches with scroll work and spindles, turrets, and a variety of wall materials.



W.W. Kendall House in Superior, NU13-305, listed in the National Register



Craftsman-style bungalow in Nora, NU08-005



Queen Anne house in Superior, NU13-049

•Craftsman and Craftsman-style bungalows. Houses constructed in this manner commonly exhibit steeply pitched or sweeping gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. This building style was common during the 1920s and 1930s in both rural and urban houses.

Transportation

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types include trails, roads, gas stations, bridges, railroad stations and depots, and airport terminals.



Garage in Nelson, NU07-009



Craftsman house in Nelson, NU07-015



Service station in Ruskin, NU10-001

Chapter 2. Survey Results

Numerical Summary of Survey Results

The 2002 NeHBS of Nuckolls County evaluated 269 new and previously documented properties within the county. Mead & Hunt reevaluated historic bridge and aviation resources and National Register properties, and three bridges and one listed property were found to be nonextant. The survey identified 219 new properties, meeting NeHBS survey guidelines and included in the 2002 survey results.

Table 1. Numerical Summary of 2002 Reconnaissance Survey Results

Newly surveyed properties	219
Bridges and airport special resource survey	8 (4 found to be nonextant)
National Register listed properties	42 (includes properties in the Superior Commercial Historic District)
Total number of properties evaluated	269

Table 2. Numerical Summary of 2002 Reconnaissance Survey By Historic Context

Historic Context	Properties Surveyed
Agriculture	38
Association	1
Commerce	55
Communication	1
Diversion	4
Education	11
Government	7
Processing Industry	1
Religious	25
Services	12
Settlement/Architecture	87
Transportation	23
Total	265

**Table 3. Numerical Summary of 2002 Reconnaissance Survey
By Location**

Location	Properties Surveyed
Angus (NU01)	1
Bostwick (NU02)	2
Cadams (NU03)	0
Hardy (NU04)	9
Lawrence (NU05)	12
Mt. Clair (NU06)	1
Nelson (NU07)	35
Nora (NU08)	8
Oak (NU09)	8
Ruskin (NU10)	9
St. Stevens (NU11)	0
Sedan (NU12)	0
Superior (NU13)	110
Rural	70
Total	265

Chapter 3

Recommendations

National Register of Historic Places Recommendations

One purpose of the 2002 Nebraska Historic Building Survey (NeHBS) of Nuckolls County is to identify properties potentially eligible for the National Register of Historic Places (National Register). National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level.

Five individual properties and one historic district in Nuckolls County are currently listed in the National Register:

- Kendall, Wallace Warren and Lillian Genevieve Bradshaw, House in Superior, NU13-305, listed in 1993
- Lawrence Opera House in Lawrence, NU05-001, listed in 1998
- Nuckolls County Courthouse in Nelson, NU07-240, listed in 1990
- Stewart Bridge in rural Nuckolls County, NU00-729, listed in 1992
- Superior Downtown Historic District in Superior, NU13, listed in 1994
- Nelson Cemetery Walk and Viaduct in Nelson, NU07-242, listed in 2002

As a result of this survey, the survey team recommends twenty-three individual properties as potentially eligible for the National Register. These properties retain good integrity and possess the characteristics and significance that may allow them to be listed in the National Register. During a reconnaissance level survey, research efforts are limited and most properties are identified based on their architectural style and historic integrity. As a result, most properties are recommended for listing under Criterion C: Architecture and demonstrate a significant architectural type or method of construction. Individual properties, such as religious properties, may also need to meet National Register Criteria Considerations to be eligible for listing. Additional intensive-level research and review by the Nebraska State Historic Preservation Office (NeSHPO) is necessary before a final decision is made on eligibility or in order to pursue National Register listing.

Properties recommended as potentially eligible for listing in the National Register are identified and illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2. Survey Results.

Chapter 3. Recommendations

Table 4. Individual Properties Recommended Potentially Eligible for the National Register of Historic Places

NeHBS Site Number	Resource Name	NeHBS Historic Context	National Register Area of Significance
NU00-021	Octagonal barn	Agriculture	Architecture
NU00-045	Farmstead	Agriculture	Architecture
NU04-001	Hardy Gymnasium	Diversion	Architecture
NU05-008	Sacred Heart Church	Religion	Architecture
NU07-001	House	Settlement	Architecture
NU07-006	House	Settlement	Architecture
NU07-008	Stansbury Building	Commerce	Architecture
NU07-010	House	Settlement	Architecture
NU07-011	Nelson Elementary School	Education	Architecture
NU07-021	House	Settlement	Architecture
NU07-027	Bank building	Services	Architecture
NU09-001	School	Education	Architecture
NU09-002	Grain elevator	Commerce	Architecture
NU09-003	Bank building	Services	Architecture
NU09-004	Land Office building	Services	History
NU10-002	House	Settlement	Architecture
NU13-005	Beal House	Settlement	Architecture
NU13-035	Crest Theater	Diversion	Architecture
NU13-054	Superior South School	Education	Architecture
NU13-058	Day House	Settlement	Architecture
NU13-060	Smith House	Settlement	Architecture
NU13-061	Miller House	Settlement	Architecture
NU13-755	Eighth Street Bridge	Transportation	Engineering

Agriculture



Octagonal barn near Cadams, NU00-021



Farmstead near Lawrence, NU00-045

Commerce



Stansbury Building in Nelson, NU07-008



Crest Theater in Superior, NU13-035

Education



Grain elevator in Oak, NU09-002



Nelson Elementary School in Nelson, NU07-011

Diversion



Hardy Gymnasium in Hardy, NU04-001



WPA school in Oak, NU09-001

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Superior South School in Superior, NU13-054

Religion



Sacred Heart Church in Lawrence, NU05-008

Services



Bank building in Oak, NU09-003



Bank building in Nelson, NU07-027



Land Office building in Oak, NU09-004

Settlement



Queen Anne house in Nelson, NU07-001



George Lyons Jr./Orville Myers House in Nelson, NU07-006



Queen Anne house in Ruskin, NU10-002



Dutch Colonial Revival house in Nelson, NU07-010



Beal House in Superior, NU13-005



Queen Anne house in Nelson, NU07-021



Day House in Superior, NU13-058

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Smith House in Superior, NU13-060



Miller House in Superior, NU13-061

Transportation



Eighth Street Bridge in Superior, NU13-755

Suggested Preservation Activities

The 2002 NeHBS of Nuckolls County identified historic and architectural resources important to the county's heritage. Nuckolls County has a significant amount of historic preservation potential. The continuing goal of historic preservation is to instill

preservation as a community value and to consider the county's historic resources in future planning activities. The Nuckolls County Historical Society and Museum is an active organization engaged in local history and activities. The NSHS, together with the Nuckolls County Historical Society and Museum, can increase public education focusing on the county and state's historic resources and preservation issues and initiate local preservation activities. Activities to increase public awareness could include the following.

- Establishing locally designated landmarks and design guidelines:** Through the establishment of a local historic preservation ordinance at the county or community level, significant historic and architectural resources could be recognized and locally designated. Historic preservation ordinances can help to retain the historic character of these resources and in some cases prevent their loss. Design guidelines can also be established through a local preservation ordinance. Community drafted guidelines can recommend appropriate maintenance, improvements and use of materials for historic buildings to assist local property owners.

- Listing properties in the National Register:** The Superior Downtown Historic District and the Nuckolls County Courthouse have already been recognized for their importance to the heritage of the area by being listed in the National Register. Nominations for additional properties, several of which have been recommended through this survey, can add to the community's awareness of its heritage and foster a sense of pride in local history and the built environment. Once listed, these resources and others should be highlighted through promotional activities such as historic markers or signage, walking or driving tour brochures, school curriculum programs, and organized historic tours. For more information about the National Register and local preservation activities, see Chapter 4. Preservation in Nebraska.

- Historic Tax Incentives:** Federal income tax incentives are available for income producing properties that are listed in the National Register. Income-producing properties within the Superior Downtown Historic District may be eligible for a twenty percent investment tax credit for rehabilitation work on the property. The program is managed by the National Park Service and administered by the

Nebraska State Historic Preservation Office. For contact information, see Chapter 4. Preservation in Nebraska.

•Preservation Planning in Superior: The city of Superior should continue to recognize their history and the economic opportunities offered by historic preservation and implementing preservation planning activities. The city can apply to participate in two programs – Certified Local Government and Main Street Program - that offer assistance in preservation and economic planning activities.

The Certified Local Government Program (CLG) can offer Superior valuable technical assistance and grants to integrate planning and preservation. The NeSHPO administers the CLG program and distributes federal funds to CLGs for preservation activities including surveys, walking tours, and National Register nominations. For more information about the CLG program and contacts, see Chapter 4. Preservation in Nebraska.

The Main Street Program was initiated by the National Trust for Historic Preservation to stimulate economic development in small cities. The program bases downtown revitalization on four principles – design, organization, promotion, and economic restructuring. Communities in Nebraska have established Main Street Programs with the support of the Nebraska Lied Main Street Program Partners. Superior could join communities such as Alliance, Red Cloud, and Fremont by initiating its own Main Street Program. For more information about the Main Street Program, contact:

Nebraska Lied Main Street
Nebraska Community Foundation
1200 N Street, Suite 610
Lincoln, NE 68508
402.471.1015

•Regional Heritage Tourism Activities: Residents can strengthen county preservation and tourism activities by partnering with neighboring counties and communities to showcase the region's historic resources. The county's historic buildings and structures offer opportunities to develop interpretive driving or walking tours, record oral histories, and enhance museum exhibits to heighten public awareness. For example, neighboring Webster County and Red Cloud attract tourists to the region

interested in Willa Cather and her writings. Joint promotional efforts between the counties could draw visitors to Nuckolls County to experience Superior's Downtown Historic District and its Victorian houses, the path of the Oregon Trail, and historic resources in other communities, such as the Nuckolls County Courthouse in Nelson.

Chapter 4

Preservation in Nebraska

Throughout much of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS' Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- Conducting and maintaining a statewide historic building survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
- Administering a federal tax incentives program for the preservation of historic buildings.

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 64,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county such as an historic highway or type of industry.

Chapter 4. Preservation in Nebraska

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed “first look” at historic properties. Additionally, as the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community’s history.

For more information, please call the NeHBS Program Associate or the Survey Coordinator listed in Nebraska State Historic Preservation Office Contacts.

National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register. The National Register is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Mount Vernon or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local

properties that retain their physical integrity and convey local historic significance may also be listed.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National Register does not:

- Restrict, in any way, a private property owner’s ability to alter, manage, or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner’s objection.
- Allow the listing of an historic district over a majority of property owners’ objections.
- Require public access to private property.

Listing a property in the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Help promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed in Nebraska State Historic Preservation Office Contacts.

Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local

organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality, that has adopted preservation as a priority. To become a CLG, a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- Promote preservation education and outreach.
- Conduct and maintain some level of a historic building survey.
- Establish a mechanism to designate local landmarks.
- Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
- Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.
- CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A

community considering CLG status, however, is given broad flexibility within those rules when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.

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- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, please call the Review and Preservation Services Program Associate listed in Nebraska State Historic Preservation Office Contacts.

Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed in Nebraska State Historic Preservation Office Contacts.

Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source - the National Historic Preservation Act - they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

Nebraska State Historic Preservation Office Contacts

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Preservation Tax Incentives

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Certified Local Governments

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Federal Agency Review (Section 106 Review)

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Archaeology

Terry Steinacher, Archaeology Program Associate
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E-mail: tsteinach@bbc.net

The NeSHPO personnel above, excluding Mr. Steinacher, may also be reached by dialing 1-800-833-6747.

State of Nebraska Historic Preservation Board Members:

Fred Alley, Vice Chair – North Platte

Bill Chada – Grand Island

Gloria Clark – Alliance

Melissa Connor – Lincoln

Walter Duda – Omaha

Beverly Fleming, Chair – Lincoln

George Haecker – Omaha

Nancy Haney – Lyman

Jim McKee – Lincoln

Jack Preston – Lyman (President of the Nebraska State Historical Society Board of Trustees)

Catherine Renschler – Hastings

Marianne Simmons – Fremont

Lawrence Sommer, Secretary – Lincoln

Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
Rural			
NU00-001	St. Stephens Cemetery	Rural	Lawrence
NU00-002	St. Stephens Church	Rural	Lawrence
NU00-003	Lawrence Evergreen Cemetery	Rural	Lawrence
NU00-004	Beulah Cemetery	Rural	Mt. Clare
NU00-005	Superior Evergreen Cemetery	Rural	Superior
NU00-006	Nora Cemetery	Rural	Nora
NU00-007	Concrete Obelisk and Culvert	Rural	Ruskin
NU00-008	Spring Creek Cemetery	Rural	Ruskin
NU00-009	Farmstead	Rural	Ruskin
NU00-010	Farmstead	Rural	Oak
NU00-011	House	Rural	Nelson
NU00-012	Farmstead	Rural	Hardy
NU00-013	Farmstead	Rural	Hardy
NU00-014	Farmstead	Rural	Ruskin
NU00-015	Farmstead	Rural	Hardy
NU00-016	Hardy Cemetery	Rural	Hardy
NU00-017	Farmstead	Rural	Hardy
NU00-018	Bridge	Rural	Hardy
NU00-019	Farmstead - Superior Twin Barns	Rural	Superior
NU00-020	Farmstead	Rural	Hardy
NU00-021	Octagonal Barn	Rural	Cadams
NU00-022	Farmstead	Rural	Nora
NU00-023	Farmstead	Rural	Nora
NU00-024	House	Rural	Nora
NU00-025	Schoolhouse	Rural	Superior
NU00-026	Bostwick Cemetery	Rural	Bostwick
NU00-027	Farmstead	Rural	Oak
NU00-028	Behlen Quonset Building	Rural	Oak
NU00-029	Farmstead	Rural	Superior
NU00-030	House	Rural	Ruskin
NU00-031	Farmstead	Rural	Nelson
NU00-032	House	Rural	Nelson
NU00-033	Schoolhouse	Rural	Bostwick
NU00-034	House	Rural	Bostwick
NU00-035	Farmstead	Rural	Lawrence
NU00-036	Bridge	Rural	Lawrence
NU00-037	Salem Lutheran Cemetery	Rural	Superior
NU00-038	Depot	Rural	Lawrence
NU00-039	Liberty Creek Cemetery	Rural	Lawrence
NU00-040	Sacred Heart Cemetery	Rural	Lawrence
NU00-041	Schoolhouse	Rural	Lawrence
NU00-042	Farmstead	Rural	Lawrence
NU00-043	Farmstead	Rural	Lawrence
NU00-044	Farmstead	Rural	Lawrence
NU00-045	Farmstead	Rural	Lawrence
NU00-046	Cemetery	Rural	Lawrence

Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
NU00-047	Farmstead	Rural	Mt. Clare
NU00-048	Bridge	Rural	Angus
NU00-049	Cemetery	Rural	Angus
NU00-050	Farmstead	Rural	Angus
NU00-051	Schoolhouse	Rural	Angus
NU00-052	Farmstead	Rural	Angus
NU00-053	Smith Cemetery	Rural	Angus
NU00-054	Farmstead	Rural	Angus
NU00-055	Farmstead	Rural	Angus
NU00-056	Farmstead	Rural	Ruskin
NU00-057	Power, Meyers House	Rural	Oak
NU00-058	Farmstead	Rural	Oak
NU00-059	Farmstead	Rural	Sedan
NU00-060	Farmstead	Rural	Sedan
NU00-061	Oregon Trail Marker	Rural	Oak
NU00-062	Farmstead	Rural	Oak
NU00-063	Farmstead	Rural	Oak
NU00-064	Farmstead	Rural	Oak
NU00-065	Mt. Zion Cemetery	Rural	Oak
NU00-066	Farmstead	Rural	Superior
NU00-729	Stewart Bridge	Rural	Oak
NU00-733	Rotating Beacon and Tower	Superior Municipal Airport	Superior
NU00-734	Administration Building	Superior Municipal Airport	Superior
NU00-735	Hangar	Superior Municipal Airport	Superior
Angus			
NU01-001	House	Elkton Street, north side east of Third Street	Angus
Bostwick			
NU02-001	House	NE corner of Second Street and Thayer Street	Bostwick
NU02-002	House	North Railway Street, east side of town	Bostwick
Hardy			
NU04-001	Hardy Gymnasium	SE corner of Brooks Avenue and Market Street	Hardy
NU04-002	St. Paul's Evangelical Lutheran Church	NE corner of Brooks Avenue and Main Street	Hardy
NU04-003	Raised Concrete Sidewalk	Brooks Avenue, north side between Lowell Street and Main Street	Hardy
NU04-004	House	Lowell Street, east side, north of Kansas Avenue	Hardy
NU04-005	House	SE corner of Lowell Street and Kaley Avenue	Hardy

Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity
NU04-006	Garage	SE corner of Market Street and Kaley Avenue	Hardy
NU04-007	House	311 Market Street	Hardy
NU04-008	House	Main Street, east side between Brooks Avenue and Benton Avenue	Hardy
NU04-009	U.S. Post Office	Main Street, west side between Kaley Avenue and Brooks Avenue	Hardy
Lawrence			
NU05-001	Lawrence Opera House	SW corner of Calvert Street and Second Street	Lawrence
NU05-002	House	120 Minor Street	Lawrence
NU05-003	House	241 Minor Street	Lawrence
NU05-004	House	251 Minor Street	Lawrence
NU05-005	Water Tower	NW corner of Calvert Street and West Front Street	Lawrence
NU05-006	Commercial Building	Calvert Street, east side between West Front Street and First Street	Lawrence
NU05-007	Commercial Building	Calvert Street, east side between First Street and Second Street	Lawrence
NU05-008	Sacred Heart Church	NW corner of East Second Street and Phillips Street	Lawrence
NU05-009	Sacred Heart School	NE corner of East Second Street and Phillips Street	Lawrence
NU05-010	House	SE corner of East Second Street and Phillips Street	Lawrence
NU05-011	House	151 Phillips Street	Lawrence
NU05-012	Lawrence School	East Second Street, north side east side of town	Lawrence
Mt. Clair			
NU06-001	Grain Elevator	Summit Avenue, west side	Mt. Clair
Nelson			
NU07-001	House	198 Nevada Street	Nelson
NU07-002	House	NE corner of Maple Street and First Street	Nelson
NU07-003	House	250 First Street	Nelson
NU07-004	House	18 Wheeler Street	Nelson
NU07-005	Water Tower	NW corner of Second Street and Maple Street	Nelson
NU07-006	Lyons, George Jr./Myers, Orville House	NW corner of Maple Street and Third Street	Nelson
NU07-007	House	250 Third Street	Nelson

Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
NU07-008	Stansbury Building	Fourth Street, south side between Main Street and Wheeler Street	Nelson
NU07-009	Garage	Fourth Street, north side between Main Street and Wheeler Street	Nelson
NU07-010	House	225 Fourth Street	Nelson
NU07-011	Nelson Elementary School	Maple Street, west side between Third Street and Fourth Street	Nelson
NU07-012	House	215 Fifth Street	Nelson
NU07-013	House	NE corner of Sixth Street and Maple Street	Nelson
NU07-014	House	Wheeler Street, west side between Fourth Street and Fifth Street	Nelson
NU07-015	House	Wheeler Street, east side between Fourth Street and Fifth Street	Nelson
NU07-016	House	344 Wheeler Street	Nelson
NU07-017	House	SW corner of Montgomery Street and First Street	Nelson
NU07-018	House	233 Montgomery Street	Nelson
NU07-019	House	Fourth Street, north side between Elm Street and Porter Street	Nelson
NU07-020	House	NE corner of Fourth Street and Porter Street	Nelson
NU07-021	House	425 Fourth Street	Nelson
NU07-022	Bridge	Portage Street over Elk Creek	Nelson
NU07-023	Commercial Building	NW corner of Main Street and Fifth Street	Nelson
NU07-024	IOOF Building	Main Street, west side between Fifth Street and Fourth Street	Nelson
NU07-025	Commercial Building	Main Street, west side between Fifth Street and Fourth Street	Nelson
NU07-026	Stansbury Building	420 Main Street	Nelson
NU07-027	Bank Building	SW corner of Main Street and Fourth Street	Nelson
NU07-028	Commercial Building	NW corner of Main Street and Fourth Street	Nelson
NU07-029	Commercial Building	Main Street, west side between Fourth Street and Third Street	Nelson
NU07-030	Commercial Building	455 Main Street	Nelson
NU07-031	Nelson Cemetery	Gourlay Street, south side, west of Nevada Street	Nelson
NU07-032	Behlen Public Works Building	Third Street, north side between Main Street and Peoria Street	Nelson
NU07-240	Nuckolls County Courthouse	150 Main Street	Nelson
NU07-241	Nuckolls County Jail	Second Street, north side between Main Street and Wheeler Street	Nelson

Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
NU07-242	Elevated Concrete Walkway - Nelson Cemetery Walkway	Gourlay Street, south side west of Nevada Street	Nelson
Nora			
NU08-001	Nora School	Fifth Street, west side south end of town	Nora
NU08-002	Nora United Methodist Church	NW corner of Fourth Street and Main Street	Nora
NU08-003	Commercial Building	NE corner of Fourth Street and Main Street	Nora
NU08-004	Concrete Obelisk and Culvert	NW corner of Second Street and Main Street	Nora
NU08-005	House	NW corner of Washington Street and Fourth Street	Nora
NU08-006	House	SW corner of Washington Street and Fourth Street	Nora
NU08-007	Concrete Obelisk and Culvert	SE corner of Main Street and Third Street	Nora
NU08-008	Gas Station and Cabin Court	NE corner of Third Street and Main Street	Nora
Oak			
NU09-001	School	SE corner of Elm Street and Clay Street	Oak
NU09-002	Grain Elevator	Railroad Street, west side, south of Beach Street	Oak
NU09-003	Bank Building	NE corner of Maple Street and Clay Street	Oak
NU09-004	Land Office Building	Maple Street, north side between Clay Street and Alma Street	Oak
NU09-005	Commercial Building	Maple Street, north side between Railroad Street and Clay Street	Oak
NU09-006	Commercial Building	Maple Street, north side between Railroad Street and Clay Street	Oak
NU09-007	Commercial Building	Maple Street, north side between Railroad Street and Clay Street	Oak
NU09-008	House	NE corner of Pine Street and Alma Street	Oak
Ruskin			
NU10-001	Ruskin Service Station	SE corner of C Street and Main Street	Ruskin
NU10-002	House	Main Street, north side between A Street and Strohven Street	Ruskin
NU10-003	Water Tower	SW corner of Delaware Street and C Street	Ruskin

Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
NU10-004	Church	Main Street, north side between E Street and D Street	Ruskin
NU10-005	Commercial Building	Main Street, north side between C Street and D Street	Ruskin
NU10-006	Ruskin U.S. Post Office	Main Street, north side between C Street and D Street	Ruskin
NU10-007	Bank Building	NW corner of Main Street and C Street	Ruskin
NU10-008	House	Nebraska Street, north side between Strohven Street and Inez Street	Ruskin
NU10-009	Ruskin High School	A Street, east side between Main Street and Nebraska Street	Ruskin
Superior			
NU13-001	House	434 North Dakota Street	Superior
NU13-002	House	654 North Dakota Street	Superior
NU13-003	U.S. Post Office	214 East Fourth Street	Superior
NU13-004	Bank of Superior/Opera House	401-407 North Central Avenue	Superior
NU13-005	Beal House	340 East Seventh Street	Superior
NU13-006	House	1220 North Kansas Street	Superior
NU13-007	House	1215 North Kansas Street	Superior
NU13-008	House	934 North Central Avenue	Superior
NU13-009	House	924 North Central Avenue	Superior
NU13-010	House	817 North Central Avenue	Superior
NU13-011	Vautrain House	807 North Central Avenue	Superior
NU13-012	Superior Presbyterian Church	SW corner of North Central Avenue and West Sixth Street	Superior
NU13-013	House	515 North Central Avenue	Superior
NU13-014	Industrial Building	South Commercial Avenue, east side, south of Conn Avenue	Superior
NU13-015	S.N.P. Company Building	Mill Race Street, south side, east of South Converse Street	Superior
NU13-016	House	255 South Converse Street	Superior
NU13-017	House	906 East Second Street	Superior
NU13-018	House	842 East Second Street	Superior
NU13-019	House	806 East Second Street	Superior
NU13-020	House	652 East Second Street	Superior
NU13-021	House	649 East Second Street	Superior
NU13-022	Union Hotel	NE corner of North Central Avenue and East Second Street	Superior
NU13-023	Commercial Building	Central Avenue, east side between Second Street and Third Street	
NU13-024	Commercial Building	Central Avenue, east side between Second Street and Third Street	Superior

Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
NU13-025	Akers House	512 East Third Street	Superior
NU13-026	House	635 East Third Street	Superior
NU13-027	House	929 East Third Street	Superior
NU13-028	House	1008 East Third Street	Superior
NU13-029	House	619 East Fourth Street	Superior
NU13-030	House	338 East Fourth Street	Superior
NU13-031	House	355 North Dakota Street	Superior
NU13-032	House	356 North Dakota Street	Superior
NU13-033	Memorial Stadium	West Fourth Street, north side, west of North Park Avenue	Superior
NU13-034	Superior Floral	SE corner of West Fifth Street and North National Avenue	Superior
NU13-035	Crest Theater	106 East Fifth Street	Superior
NU13-036	House	Fifth Street, south side between Loudon Street and Collett Street	Superior
NU13-037	House	908 East Fifth Street	Superior
NU13-038	Johnsen House	849 Washington Street	Superior
NU13-039	Water Tower	SE corner of Idaho Street and Fifteenth Street	Superior
NU13-040	Kendall House	1313 Idaho Street	Superior
NU13-041	House	1255 Idaho Street	Superior
NU13-042	House	1247 Idaho Street	Superior
NU13-043	House	1221 Idaho Street	Superior
NU13-044	House	955 Idaho Street	Superior
NU13-045	House	947 Idaho Street	Superior
NU13-046	Hunter House	931 Washington Street	Superior
NU13-047	House	909 Idaho Street	Superior
NU13-048	Clyde Johnson House	856 Idaho Street	Superior
NU13-049	House	807 Idaho Street	Superior
NU13-050	Adams House	514 East Seventh Street	Superior
NU13-051	House	625 Idaho Street	Superior
NU13-052	Catchadal, G.S. House	NW corner of Idaho Street and East Sixth Street	Superior
NU13-053	House	SW corner of Idaho Street and East Sixth Street	Superior
NU13-054	Superior South School	Dakota Street, east side between Second Street and Third Street	Superior
NU13-055	Our Redeemer Lutheran Church	NW corner of North Kansas Street and East Fifth Street	Superior
NU13-056	House	512 Kansas Street	Superior
NU13-057	Mendell House	NW corner of North Kansas Street and East Sixth Street	Superior
NU13-058	Day House	631 North Kansas Street	Superior
NU13-059	Guthrie House	653 North Kansas Street	Superior
NU13-060	Smith House	929 North Kansas Street	Superior
NU13-061	Miller House	729 North Commercial Avenue	Superior
NU13-062	House	655 North Commercial Avenue	Superior

Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
NU13-063	House	635 North Commercial Avenue	Superior
NU13-064	First Baptist Church	SE corner of East Sixth Street and North Commercial Avenue	Superior
NU13-065	House	204 West Third Street	Superior
NU13-066	House	330 Colorado Street	Superior
NU13-067	Alexander Motors Inc.	NE corner of Third Street and Commercial Avenue	Superior
NU13-068	Recreational Facility	Lincoln Park, northeast corner	Superior
NU13-069	Pratt Pony Truss Bridge	Lincoln Park, southwest of football field	Superior
NU13-070	Concrete Bridge	Lincoln Park west of football field	Superior
NU13-071	Pony Truss Foot Bridge	Lincoln Park northeast side of football field	Superior
NU13-072	House	1108 North Commercial Avenue	Superior
NU13-073	Nuckolls County Historical Society	Sixth Street north side between Converse Street and Marvin Street	Superior
NU13-305	Kendall, Wallace Warren and Lillian Genevieve House	412 East Seventh Street	Superior
NU13-703	Nebraskan Hotel	445 North Central Avenue	Superior
NU13-704	Dahlgren Building	411 North Central Avenue	Superior
NU13-706	W.S. Young Building	335 North Central Avenue	Superior
NU13-707	Kendall Building	325 North Central Avenue	Superior
NU13-708	Hunter Block	317-321 North Central Avenue	Superior
NU13-709	Brodstone Building	315 North Central Avenue	Superior
NU13-710	Laird Building	307-309 North Central Avenue	Superior
NU13-718	Telephone Building	355 North Commercial Avenue	Superior
NU13-719	Bagley Building	335 North Commercial Avenue	Superior
NU13-720	Bossemeyer Elevator	317 North Commercial Avenue	Superior
NU13-721	Mullett and Long Building	311 North Commercial Avenue	Superior
NU13-724	Dahlgren Building/IOOF Hall	156 East Fourth Street	Superior
NU13-725	Laird Building	148 East Fourth Street	Superior
NU13-726	Fogel Block	134-138 East Fourth Street	Superior
NU13-727	Spohn Building	122 East Fourth Street	Superior
NU13-730	Mullett Building	134 East Third Street	Superior
NU13-731	Commercial Building (Johnston Building)	302 North Central Avenue	Superior
NU13-733	McCorkle Building	308 North Central Avenue	Superior
NU13-734	City Hall and Auditorium	450 North Commercial Avenue	Superior
NU13-735	Superior Carnegie Library	354 Commercial Avenue	Superior
NU13-736	Elliot and Meyers Building	320 North Commercial Avenue	Superior
NU13-737	Medell Building	312 North Commercial Avenue	Superior
NU13-741	Mauck Building	139 East Fourth Street	Superior
NU13-742	Robinson Building	143 East Fourth Street	Superior
NU13-743	Dr. Molzahn Building	145 East Fourth Street	Superior
NU13-745	Spohn Building	406-408 North Central Avenue	Superior
NU13-746	Dahlgren Building	410-414 North Central Avenue	Superior
NU13-747	Jones Building	426 North Central Avenue	Superior
NU13-748	Oliver Building	358 North Central Avenue	Superior
NU13-749	Sweet Building	352 North Central Avenue	Superior

Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
NU13-750	King Building	348 North Central Avenue	Superior
NU13-751	Martin Building	336 North Central Avenue	Superior
NU13-752	Carter Building	318 North Central Avenue	Superior
NU13-753	Plummer Building	314 North Central Avenue	Superior
NU13-755	Eighth Street Bridge	Eighth Street over Lost Creek/ Intersection of Park Avenue and Eighth	Superior
NU13-757	Gates and Laird Commercial Building	323 North Commercial Avenue	Superior

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Glossary

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Column. A circular or square vertical support member.

Glossary

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.



Example of Commercial Vernacular Style

Contributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.



Example of Cross Gable building form



Example of Dormer

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.



Example of Gabled Ell building form



Example of Front Gable building form

Historic siding materials

As asphalt building materials became more popular, companies such as Flinkote, Johns-Manville, Ruberiod, and Pabco began creating siding materials in addition to roof shingles. The asphalt roofing industry developed between 1903 and 1920, creating varied shingle sizes and shapes. The siding shingles were typically similar in color and design to the roofing shingles, but were larger in size. During the 1930s, the Flintkote Company offered a siding pattern that imitated bricks. During World War II the use of asbestos-cement siding and roofing materials rose to new levels, primarily as a result of the need to enclose munitions supplies with an easy assembled, inexpensive, fireproof material. The material became a popular residential building material following the war. Asbestos-cement siding shingles, also referred to as slate siding, came in a wide variety of colors, sizes, and textures. During production, asbestos fibers were typically bound with cement, causing the asbestos to be unable to breathe, and therefore limiting the health risk. The material proved popular because of building material shortages caused by the war, the efficient price, and the benefit of being fireproof. Companies that produced asphalt building materials, such as Johns-Manville, Ruberoid, and Pabco also produced asbestos materials. Advertisements from the 1950s show how popular these products were, and claimed that they could modernize a home, add fireproof protection, and were a permanent, no maintenance product. Production began during World War II, and some companies produced siding into the 1980s, although rising health concerns about the materials in the 1960s curtailed popularity.

-- Discussion adapted from Thomas C. Jester, ed., *Twentieth-Century Building Materials* (Washington D.C.: The McGraw-Hill Companies, 1995), 42, 250.

Glossary

Integrity. Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. (See Chapter 3, Research Design.)

Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.



Example of One Story Cube building form

Noncontributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

Object. An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.



Example of Side Gable building form

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and/or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.

Glossary

Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

All images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986).